

Asset Recovery Branch

Veetteel Chambers, Ravipuram, MG Road, Ernakulam, Kerala State, Pin-685016
E mail: arb.ernakulam@unionbankofindia.bank.in

Ref: ARB/2026-27/ 614

Date: 30.09.2026

By Regd Post & Courier

To,

Borrowers/Guarantors for the account of M/s Lamit Sanitario	
1a. M/s. Lamit Sanitario Door No.8/891 , Z-20,VBC Tower, Rajiv Gandhi Bye Pass Road Manjeri , Malappuram-676121	1b. Mr. Musthaqueem Karanth (Managing Partner) Pichamannil House, Kizhuparamba, Malappuram - 673639
1c. Mr. Vadakkan Ajmal (Partner) VadakkanHouse, Vayanasala, Pathappiriyam, Edavanna, Malappuram - 676123	1d. Mr. Subair Manima (Partner) Manima House, Chulliparamba, Farook College, Ramanattukara, Kozhikode - 673632
1e. Mr. Safeer Ali M (Partner) ValiyaparambilHouse, Karakunnu, Trikkangode, Malappuram - 676123	1f. Mr. Saleel Kolappurath Abdulla (Partner) Kolappurath, Culliyadu Mukku, Karuvanpoyil P.O., Puthur, Kottuvally, Kozhikode - 673572
1g. Mr.Amjad Vadakkan (Partner) VadakkanHouse, Pathappiriyam, Edavanna Malappuram - 676123	1h. Mr. Shamsudheen (Partner) Poovankavil House, Pathappiriyam, Edavanna, Malappuram - 676123
1i. Muhammed Rafath (Partner) Pichamannil House, Kizhuparambu, Areekode, Malappuram - 673639	
2a. M/s. Lamit Rooftech India Pvt Ltd (Corporate Guarantor) Door No.8/891, Z-17,VBC Tower, Rajiv Gandhi Bye Pass Road Manjeri, Malappuram-676121	2b. Ms.Jameela, (Guarantor) Mannath House, Valanchery via, Valiyakundu P O, Irumbuliyam, Malappuram- 676552
2c. Mr. Bannesh (Guarantor) Mannath House, Valanchery via, Valiyakundu P O, Irumbuliyam, Malappuram- 676552	2d. Mr.Samja (Guarantor) Vadakkan House; Pathappiriyam, Edavanna Malappuram - 676123
2e. Mr.Shamil Shah (Guarantor) Mannath House, Novappadi; Edarikode, Puthuparamba Post, Thennala - Malappuram - .676501	



कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam

Classification: Internal

To,

Borrowers/Guarantors for the account of M/s Lamit Rooftech India Pvt Ltd	
3a. M/s. Lamit Rooftech India Pvt. Ltd Door No.8/891, Z-17, VBC Tower, Rajiv Gandhi Bye Pass Road Manjeri , Malappuram-676121	3b. Mr. Musthaqueem Karanth (Director) PichamannilHouse, Kizhuparamba, Malappuram - 673639
3c. Mr. Vadakkan Ajmal (Director) VadakkanHouse,Vayanasala, Pathappiriyam, Edavanna, Malappuram 676123	3d. Mr. Subair Manima (Director) Manima House, Chulliparamba, Farook College, Ramanattukara, Kozhikode - 673632
3e. Mr. Safeer Ali M (Director) ValiyaparambilHouse, Karakunnu, Trikkangode, Malappuram - 676123	3f. Mr. Saleel Kolappurath Abdulla (Director) Kolappurath, Culliyadu Mukku, Karuvampoyil P.O., Puthur, Kottuvally Kozhikode - 673572
3g. Mr. Shamsudheen(Director) PoovankavilHouse, Pathappiriyam, Edavanna Malappuram - 676123	
4a. Mr.Abdul Razack @ Nanyappa (Guarantor) S/o. Muhammed Kunjan Perumunda House Vaniyambalam Amsom Wandoor Village, Nilambur Tk Malappuram-679339	4b. M/s. Lamit Polymers Technologies Represented by its Managing Partner Mr. Musthaqueem Karanth and other partners (Corporate Guarantor) 15/761,15/768 SIDCO Industrial Estate, Manjeri Malappuram-676123

To,

Borrowers/Guarantors for the account of M/s Lamit Polymers Technologies	
5a. M/s. Lamit Polymer Technologies 15/761,15/768 SIDCO Industrial Estate, Manjeri Malappuram- 676123	Also at: M/s. Lamit Polymer Technologies 2nd Unit Plot No:49A, INKEL Greens Oorakam, Melmuri Malappuram-676123
5b. Mr. Musthaqueem Karanth (Managing Partner) PichamannilHouse,Kizhuparamba, Malappuram - 673639	5c. Mr. Vadakkan Ajmal (Partner) VadakkanHouse, Vayanasala, Pathappiriyam, Edavanna, Malappuram - 676123
5d. Mr. Subair Manima (Partner) Manima House, Chulliparamba, Farook College, Ramanattukara, Kozhikode - 673632	5e. Mr. Safeer Ali M (Partner) Valiyaparambil House, Karakunnu, Trikkangode, Malappuram - 676123
5f. Mr. Saleel Kolappurath Abdulla (Partner) Kolappurath, Culliyadu Mukku, Karuvampoyil P.O., Puthur, Kottuvally, Kozhikode - 673572	5g. Mr. Amjad Vadakkan (Partner) VadakkanHouse, Pathappiriyam, Edavanna Malappuram - 676123
5h. Mr. Shamsudheen (Partner) Poovankavil House, Pathappiriyam, Edavanna, Malappuram - 676123	5i. Mr. Muhammed Rafath (Partner) Pichamannil House, Kizhuparambu, Areekode, Malappuram - 673639
5j. Mr.Ahamed Jafer(Partner) Poovankavil House, Anachavidi Kalikavu, Malappuram-676525	5k. Mr.Abdul Shukoor (Partner) Aranhikkal House, Pathappiriyam, Manjeri, Malappuram-676123
5l. Mr.Noufal (Partner) Valiyaparambil House, Trikkalangode PO Malappuram-676127	

Classification: Internal

Authorised Officer & Chief Manager, A.R.B. Ernakulam

6a. M/s. Lamit Rooftech India Pvt. Ltd.
(Corporate Guarantor)
Door No.8/891, Z-17, VBC Tower,
Rajiv Gandhi Bye Pass Road
Manjeri , Malappuram-676121

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Asset Recovery Branch Ernakulam (Account transferred from Account transferred from Malappuram and Manjeri Branches), the secured creditor, caused a demand notice dated **11.03.2025** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken Physical/constructive possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on **14.08.2025; 01.11.2025; 03.01.2026; 06.06.2026 and 05.09.2026**
2. As you have failed to clear the dues of the secured creditor, the scheduled immovable secured assets that have been taken possession of by the Authorised Officer, will be sold by holding public E-auction on **28.10.2026** by inviting Bids from the public through online mode on www.baanknet.com.
3. The Reserve Price will be Rs.1,86,00,000/- (Rupees One Crore EightySix Lakhs only) for Property No.1 and Rs.2,27,00,000/- (Rupees Two Crores and TwentySeven Lakhs only) for Property No.2 and Rs.2,42,00,000/- (Rupees Two Crores and FortyTwo Lakhs only) for Property No.3
4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> and the same is also enclosed herewith.

Place : Ernakulam

Date : 30.09.2026

Encl: Sale Notice

कृते यूनियन बैंक ऑफ इंडिया
Yours faithfully
For UNION BANK OF INDIA

AUTHORISED OFFICER
Authorised Officer & Chief Manager A.R.B. Ernakulam
FOR UNION BANK OF INDIA





[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical/constructive** possession of which has been taken by the Authorised Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.10.2026**, for recovery of Rs. 8,62,46,138.15; Rs. 8,03,18,840.37 and Rs. 5,44,88,922.22 as on 31.08.2026 due to Secured Creditor, Union Bank of India from M/s Lamit Sanitario; M/s Lamit Rooftech India Pvt Ltd and M/s Lamit Polymers Technologies respectively. The Reserve Price will be Rs.1,86,00,000/- (Rupees One Crore EightySix Lakhs only) for Property No.1 and Rs.2,27,00,000/- (Rupees Two Crores and TwentySeven Lakhs only) for Property No.2 and Rs.2,42,00,000/- (Rupees Two Crores and FortyTwo Lakhs only) for Property No.3 and the earnest money deposit will be Rs. 18,60,000.00 for Property No.1; Rs.22,70,000.00 for Property No.2 and Rs.24,20,000.00 for Property No.3.

Description of Property

Property No.1 (Mortgaged for M/s Lamit Sanitario)

Property No.1 (Mortgaged for M/s Lamin Samkano)
All That Piece And Parcel of Property Comprising of 10.30 Ares (25.45 Cents) of Land in Re Sy No. 169/8 and 7.91 Ares (19.54 Cents) of Land in Re Sy No. 169/7 with Residential Building in Irumbuliyam Village Tirur Taluk Malappuram District is Standing in the Name of Ms. Jameela , Mr. Bannesh, Mr. Samja and Mr. Shamil Shah covered under Sale Deed No. 2193/2012 f SRO Kuttippuram

Boundaries as per title Deed

East - Property of Poozhikunnath Krishnan and others

West - Road

West - Road
North - Bhagavathi Parambum Paravakkalodi Parambum

South - Bhagavathi Paramba

Boundaries as per Location Map

East - Property of Poozhikunnath Vijayan and Bhagavathi Paramba

West - Road

North - Property of Kunnath Muhabath

South - Maheendra Service Station

Property No.2 (Mortgaged for M/s Lamit Polymers Technologies and M/s Lamit Rooftech India Pvt Ltd)

Rooftech India Pvt Ltd)
All That Piece And Parcel of Property Comprising in Plot No.49A at INKEL GREENS 100 Cents of Land And Industrial Building there on in Sy No.46 (12.460 ares) and Sy No.184 (28.01 ares) in Panakkad Village Ernad Taluk Malappuram District is Standing in the Name of M/s. INKEL- KSIDC Projects Limited and the land is leased to M/s. Lamit Polymers Technologies under Lease Deed No. 2602/2021 of SRO Malappuram.

Boundaries as per title Deed

Classification: Internal

பிரதான அதிகாரி & முக்ய ப்ரவ்ந்தக, ஏ.ஆர்.பி. ஏர்னாகுலம்
Principal Officer & Chief Manager, A.R.B. Ernakulam

East - Plot No.50
West - Plot No. (49a & 50b) and Plot No.49
North - Plot No. (49a & 50b) and Plot No.50c
South - Internal Road 12 Meter Road

Boundaries as per Location Map

East - Property of C G carbon
West - Property of Five Star Extractions
North - Property of INKEL- KSIDC
South - Road

Property No.3 (Mortgaged for M/s Lamit Rooftech India Pvt Ltd)

All That Piece And Parcel Of Property Comprising of 34.80 Ares (86.00 Cents) of Land And Residential Building there on in Re Sy No. 369/10-3 (Old Sy No.418/1) in Block No. 79 in Wandoor Village Ernad Taluk Malappuram District is Standing in the Name of Mr. Abdul Razack @ Nanyappa under Release Deed No. 1755/1994 of SRO Wandoor.

Boundaries as per title Deed

East - Road
West - Share Property
North - Road
South - Property of Eruth Muhammed

Boundaries as per Location Map

East - Panchayath Road
West - Property of the legal heirs of Perumunda Muhammed @ Kunjan
North - Panchayath Road
South - Property of Eruth Muhammed

List of Encumbrances: Nil as per EC No. 7192/2025 dtd 24.12.2025

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx>. The same is also enclosed herewith.

Place : Ernakulam
Date : 30.09.2026

Encl: Terms of sale




AUTHORISED OFFICER
FOR UNION BANK OF INDIA

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	
Borrowers/Guarantors for the account of M/s Lamit Sanitario	
1a. M/s. Lamit Sanitario, Door No. 8/891, Z-20, VBC Tower, Rajiv Gandhi Bye Pass Road Manjeri, Malappuram-676121	1b. Mr. Musthaqueem Karanth (Managing Partner) Pichamannil House, Kizhuparamba, Malappuram - 673639
1c. Mr. Vadakkan Ajmal (Partner) VadakkanHouse, Vayanasala, Pathappiriyam, Edavanna, Malappuram - 676123	1d. Mr. Subair Manima (Partner) Manima House, Chulliparamba, Farook College, Ramanattukara, Kozhikode - 673632
1e. Mr. Safeer Ali M (Partner) ValiyaparambilHouse, Karakunnu, Trikkangode, Malappuram - 676123	1f. Mr. Saleel Kolappurath Abdulla (Partner) Kolappurath, Culliyadu Mukku, Karuvanpoyil P.O., Puthur, Kottuvally, Kozhikode - 673572
1g. Mr. Amjad Vadakkan (Partner) VadakkanHouse, Pathappiriyam, Edavanna Malappuram - 676123	1h. Mr. Shamsudheen (Partner) Poovankavil House, Pathappiriyam, Edavanna, Malappuram - 676123
1i. Muhammed Rafath (Partner) Pichamannil House, Kizhuparambu, Areekode, Malappuram - 673639	
2a. M/s. Lamit Rooftech India Pvt Ltd (Corporate Guarantor) Door No.8/891, Z-17, VBC Tower, Rajiv Gandhi Bye Pass Road Manjeri, Malappuram- 676121	2b. Ms. Jameela, (Guarantor) Mannath House, Valanchery via, Valiyakundu P O, Irumbuliyam, Malappuram- 676552
2c. Mr. Bannesh (Guarantor) Mannath House, Valanchery via, Valiyakundu P O, Irumbuliyam, Malappuram- 676552	2d. Mr. Samja (Guarantor) Vadakkan House; Pathappiriyam, Edavanna Malappuram - 676123
2e. Mr. Shamil Shah (Guarantor) Mannath House, Novappadi; Edarikode, Puthuparamba Post, Thennala - Malappuram - 676501	
Borrowers/Guarantors for the account of M/s Lamit Rooftech India Pvt Ltd	
3a. M/s. Lamit Rooftech India Pvt. Ltd Door No.8/891, Z-17, VBC Tower, Rajiv Gandhi Bye Pass Road Manjeri, Malappuram-676121	3b. Mr. Musthaqueem Karanth (Director) PichamannilHouse, Kizhuparamba, Malappuram - 673639
3c. Mr. Vadakkan Ajmal (Director) VadakkanHouse, Vayanasala, Pathappiriyam, Edavanna, Malappuram 676123	3d. Mr. Subair Manima (Director) Manima House, Chulliparamba, Farook College, Ramanattukara, Kozhikode - 673632
3e. Mr. Safeer Ali M (Director) ValiyaparambilHouse, Karakunnu, Trikkangode, Malappuram - 676123	3f. Mr. Saleel Kolappurath Abdulla (Director) Kolappurath, Culliyadu Mukku, Karuvanpoyil P.O., Puthur, Kottuvally Kozhikode - 673572

3g. Mr. Shamsudheen(Director) PoovankavilHouse, Pathappiriyam, Edavanna, Malappuram - 676123	
4a. Mr.Abdul Razack @ Nanyappa (Guarantor) S/o. Muhammed Kunjan Perumunda House Vaniyambalam Amsom Wandoor Village, Nilambur Tk Malappuram-679339	4b. M/s. Lamit Polymers Technologies Represented by its Managing Partner Mr. Musthaqueem Karanath and other partners (Corporate Guarantor) 15/761, 15/768 SIDCO Industrial Estate Manjeri Malappuram-676123
Borrowers/Guarantors for the account of M/s Lamit Polymers Technologies	
5a. M/s. Lamit Polymer Technologies 15/761,15/768 SIDCO Industrial Estate, Manjeri Malappuram- 676123	Also at: M/s. Lamit Polymer Technologies 2nd Unit Plot No:49A,INKEL Greens Oorakam, Melmuri Malappuram-676123
5b. Mr. Musthaqueem Karanath (Managing Partner) PichamannilHouse,Kizhuparamba, Malappuram - 673639	5c. Mr. Vadakkan Ajmal (Partner) VadakkanHouse, Vayanasala, Pathappiriyam, Edavanna, Malappuram - 676123
5d. Mr. Subair Manima (Partner) Manima House, Chulliparamba, Farook College, Ramanattukara, Kozhikode - 673632	5e. Mr. Safeer Ali M (Partner) Valiyaparambil House, Karakunnu, Trikkangode, Malappuram - 676123
5f. Mr. Saleel Kolappurath Abdulla (Partner) Kolappurath, Culliyadu Mukku, Karuvannpoyil P.O., Puthur, Kottuvally, Kozhikode - 673572	5g. Mr. Amjad Vadakkan (Partner) VadakkanHouse, Pathappiriyam, Edavanna Malappuram - 676123
5h. Mr. Shamsudheen (Partner) Poovankavil House, Pathappiriyam, Edavanna, Malappuram - 676123	5i. Mr. Muhammed Rafath (Partner) Pichamannil House, Kizhuparambu, Areekode, Malappuram - 673639
5j. Mr.Ahamed Jafer(Partner) Poovankavil House,Anachavidi Kalikavu,Malappuram-676525	5k. Mr.Abdul Shukoor (Partner) Aranhikkal House, Pathappiriyam Manjeri, Malappuram-676123
5l. Mr.Noufal (Partner) Valiyaparambil House, Trikkalangode PO Malappuram-676127	
6a. M/s. Lamit Rooftech India Pvt. Ltd. (Corporate Guarantor) Door No.8/891, Z-17, VBC Tower, Rajiv Gandhi Bye Pass Road Manjeri , Malappuram-676121	
2. Name and address of the Secured Creditor:	Union Bank of India, Asset Recovery Branch Ernakulam (Account transferred from Malappuram and Manjeri Branches) Veetteel Chambers, Ravipuram, MG Road, Ernakulam, Kerala State, Pin-685016. arb.ernakulam@unionbankofindia.bank.in

Classification: Internal

 कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

पंजीकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam



3. Description of immovable secured assets to be Sold:

Property No.1 (Mortgaged for M/s Lamit Sanitario)

All That Piece And Parcel of Property Comprising of 10.30 Ares (25.45 Cents) of Land in Re Sy No. 169/8 and 7.91 Ares (19.54 Cents) of Land in Re Sy No. 169/7 with Residential Building in Irumbuliyam Village Tirur Taluk Malappuram District is Standing in the Name of Ms. Jameela , Mr. Bannesh, Mr. Samja and Mr. Shamil Shah covered under Sale Deed No. 2193/2012 f SRO Kuttipuram

Boundaries as per title Deed

East - Property of Poozhikunnath Krishnan and others
West - Road
North - Bhagavathi Parambum Paravakkalodi Parambum
South - Bhagavathi Paramba

Boundaries as per Location Map

East - Property of Poozhikunnath Vijayan and Bhagavathi Paramba
West - Road
North - Property of Kunnath Muhabath
South - Maheendra Service Station

Property No.2 (Mortgaged for M/s Lamit Polymers Technologies and M/s Lamit Rooftech India Pvt Ltd)

All That Piece And Parcel of Property Comprising in Plot No.49A at INKEL GREENS 100 Cents of Land And Industrial Building there on in Sy No.46 (12.460 ares) and Sy No.184 (28.01 ares) in Panakkad Village Ernad Taluk Malappuram District is Standing in the Name of M/s. INKEL- KSIDC Projects Limited and the land is leased to M/s. Lamit Polymers Technologies under Lease Deed No. 2602/2021 of SRO Malappuram.

Boundaries as per title Deed

East - Plot No.50
West - Plot No. (49a & 50b) and Plot No.49
North - Plot No. (49a & 50b) and Plot No.50c
South - Internal Road 12 Meter Road

Boundaries as per Location Map

East - Property of C G carbon
West - Property of Five Star Extrassions
North - Property of INKEL- KSIDC
South - Road

Property No.3 (Mortgaged for M/s Lamit Rooftech India Pvt Ltd)

All That Piece And Parcel Of Property Comprising of 34.80 Ares (86.00 Cents) of Land And Residential Building there on in Re Sy No. 369/10-3 (Old Sy No.418/1) in Block No. 79 in Wandoor Village Ernad Taluk Malappuram District is Standing in the Name of Mr. Abdul Razack @ Nanyappa under Release Deed No. 1755/1994 of SRO Wandoor.

Boundaries as per title Deed

East - Road
West - Share Property
North - Road
South - Property of Eruth Muhammed

Boundaries as per Location Map

East - Panchayath Road
West - Property of the legal heirs of Perumunda Muhammed @ Kunjan

 कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

अधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एन.कुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam

While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration formalities shall be completed well in advance.

10. 3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, the intending bidders / purchasers will not be allowed to bid the property.

10.4 Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com.
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>
- For auction related queries e-mail to arb.ernakulam@unionbankofindia.bank.in or contact Mr. Bimal Sukumar, Chief Manager & Authorized Officer, Union Bank of India, Asset Recovery Branch Ernakulam Mobile-9769479168

10.6 Steps Involved

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: <https://baanknet.com> and <https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process.

11. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.

It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12. a) In case of bidding the bid increment shall not be less than the amount mentioned in point No.9.3 in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of amount mentioned in point No.9.3.

b) Invariably, the first bid of the property will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.



Classification: Internal

For UNION BANK OF INDIA
अधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी. एर्नाकुलम
Authorized Officer & Chief Manager, A.R.B. Ernakulam

15. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the account bearing Number 790401980050000 IFSC code UBIN0579041 and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

18. Legal charges for registration of sale certificate, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

20. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://baanknet.com>. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall

कृते यूनियन बैंक ऑफ इंडिया
For UNION BANK OF INDIA

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक, ए.आर.बी.एर्नाकुलम
Authorised Officer & Chief Manager, A.R.B. Ernakulam



in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank
25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.
26. The above movable/immovable secured assets will be sold in "As is where is", "As is What is" and "whatever there is" condition.
27. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

Place : Ernakulam
Date : 30.09.2026



For UNION BANK OF INDIA
AUTHORISED OFFICER
FOR UNION BANK OF INDIA
प्राधिकृत अधिकारी एच. यूनियन बैंक ऑफ इंडिया, ए.आर.बी. एर्नाकुलम
Authorised Officer & Under Manager, A.R.B. Ernakulam